HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Hamilton and Brantford CMAs

Date Released: November 2015

Housing market intelligence you can count on

Canada

CMHC SCHL
HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online

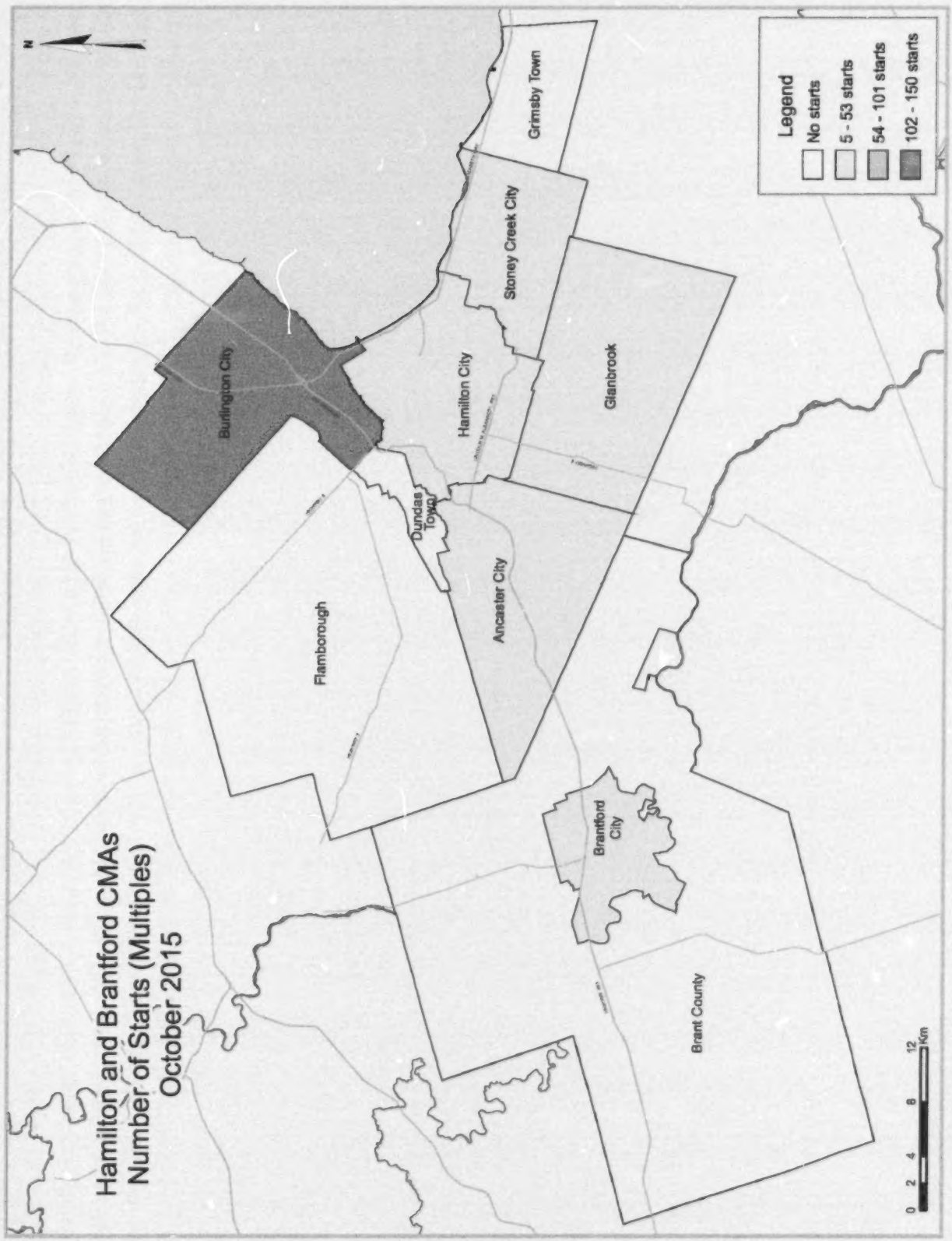
Featuring quick reads and videos on...

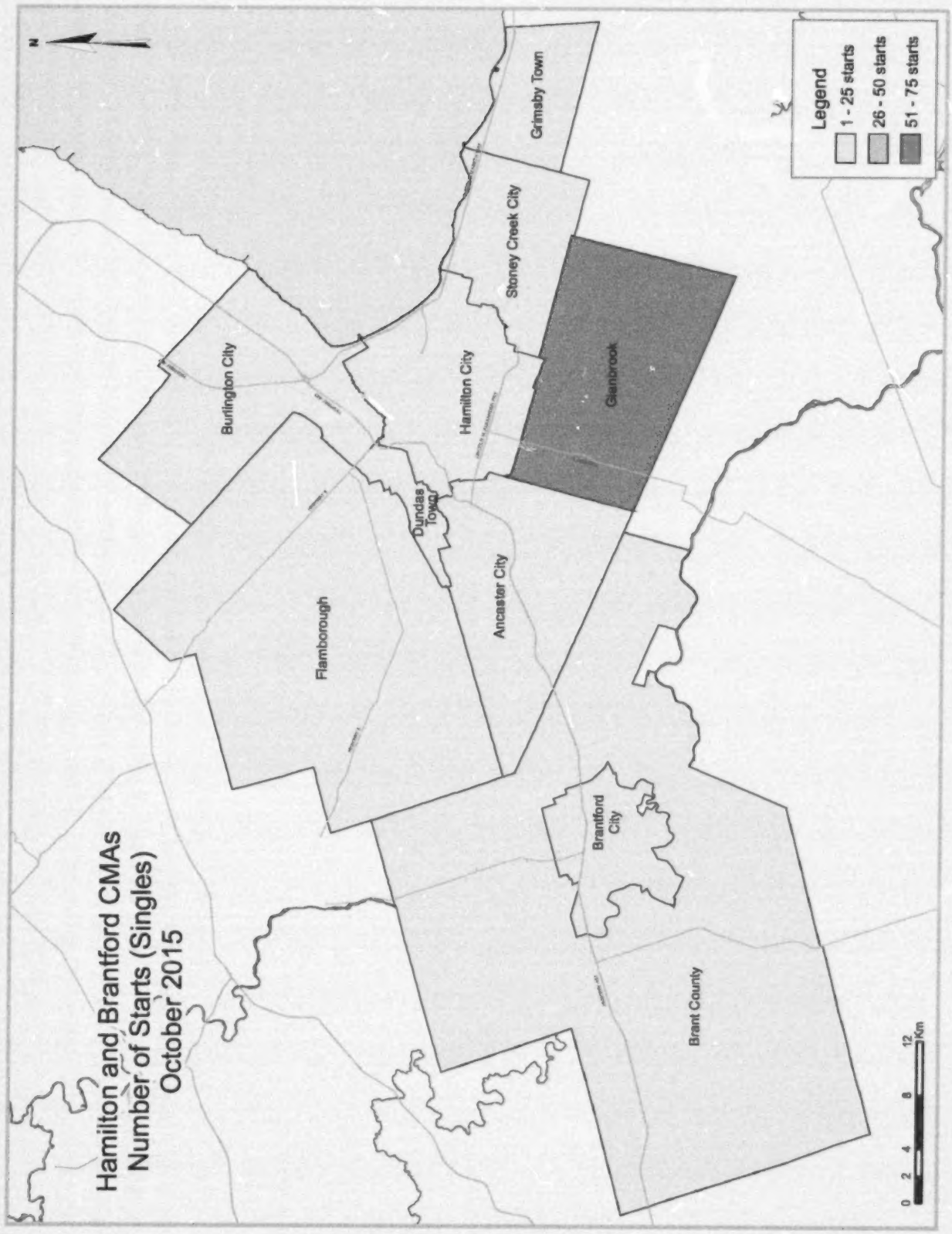
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

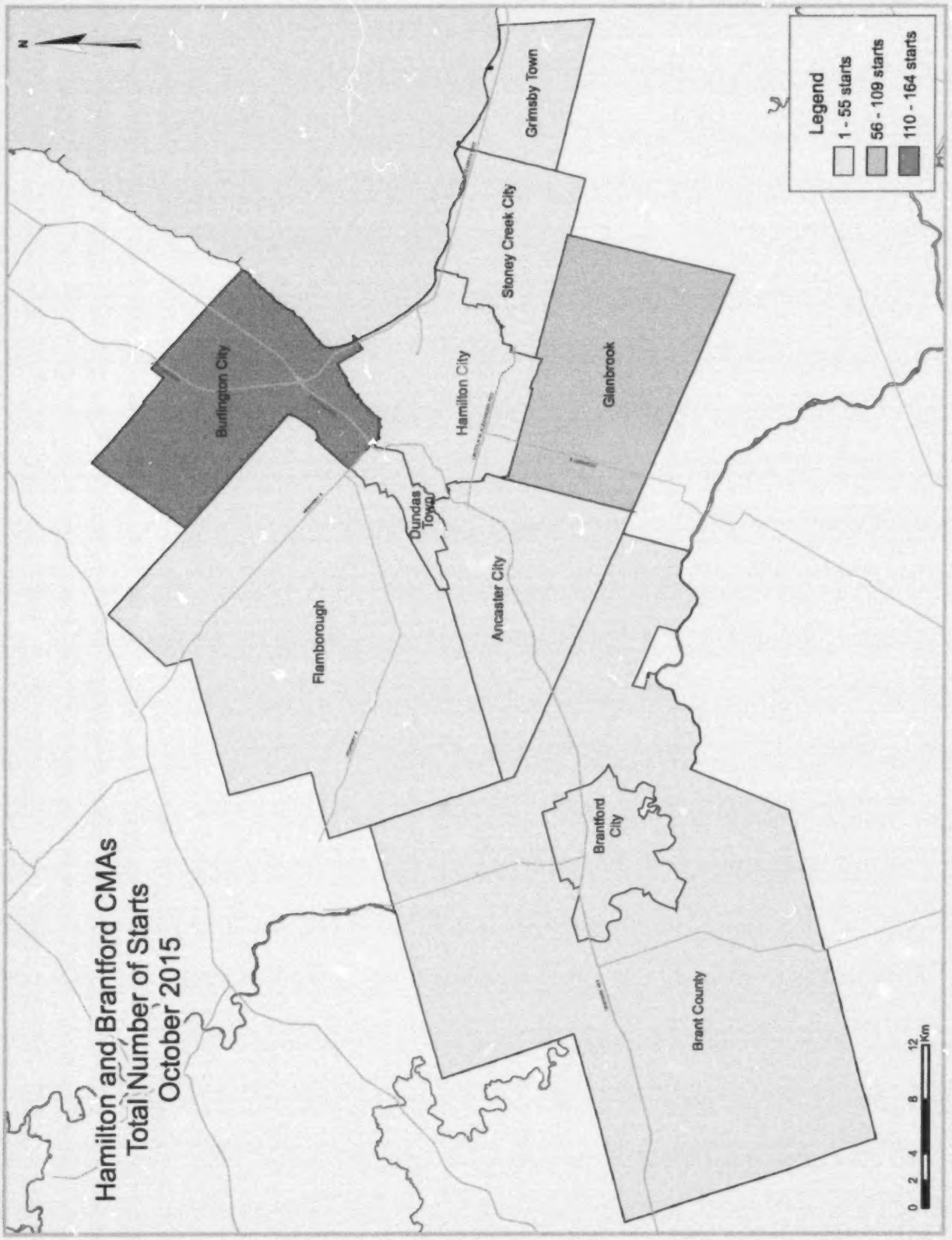
All links can be shared in social media friendly formats!

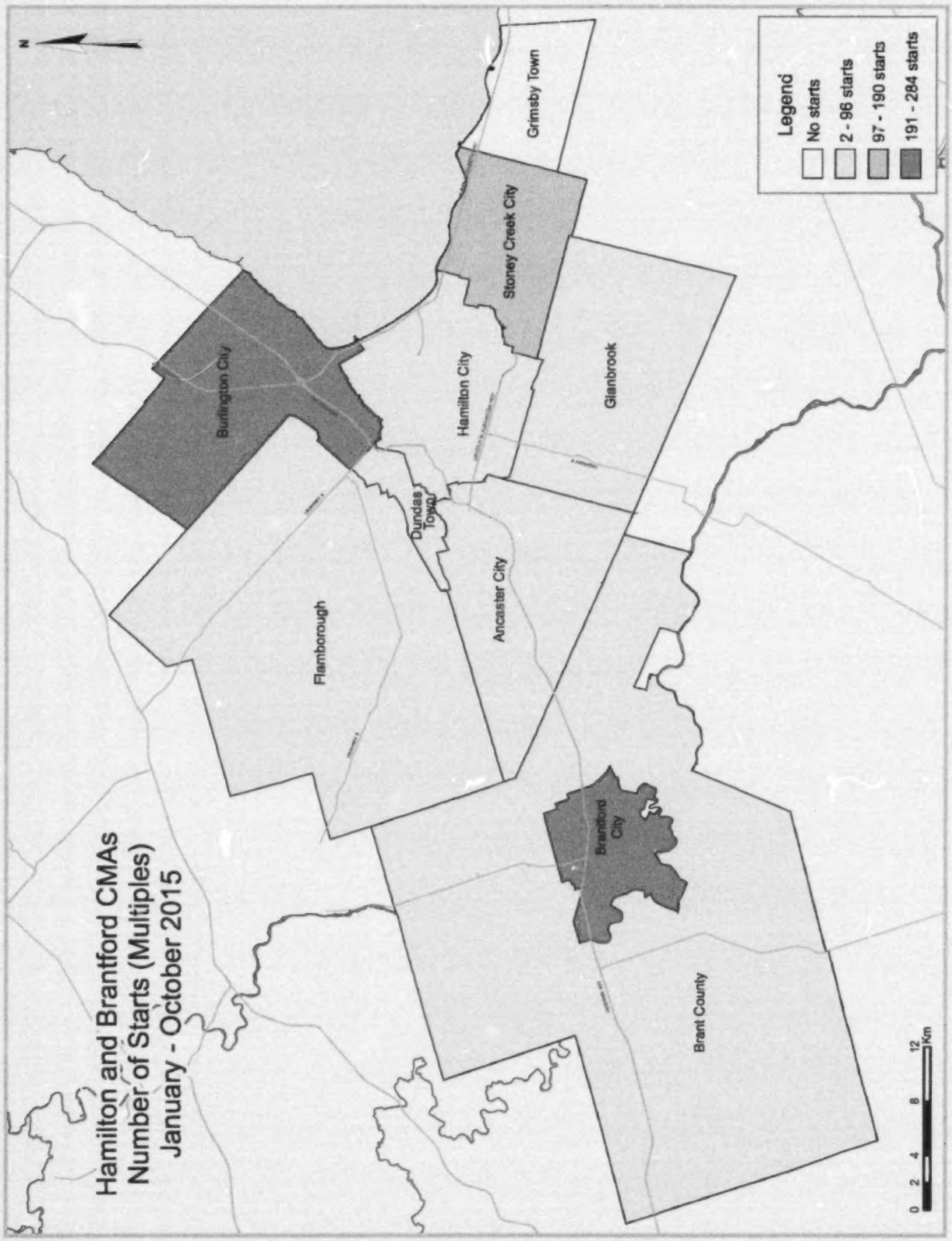
Subscribe today to stay in the know!

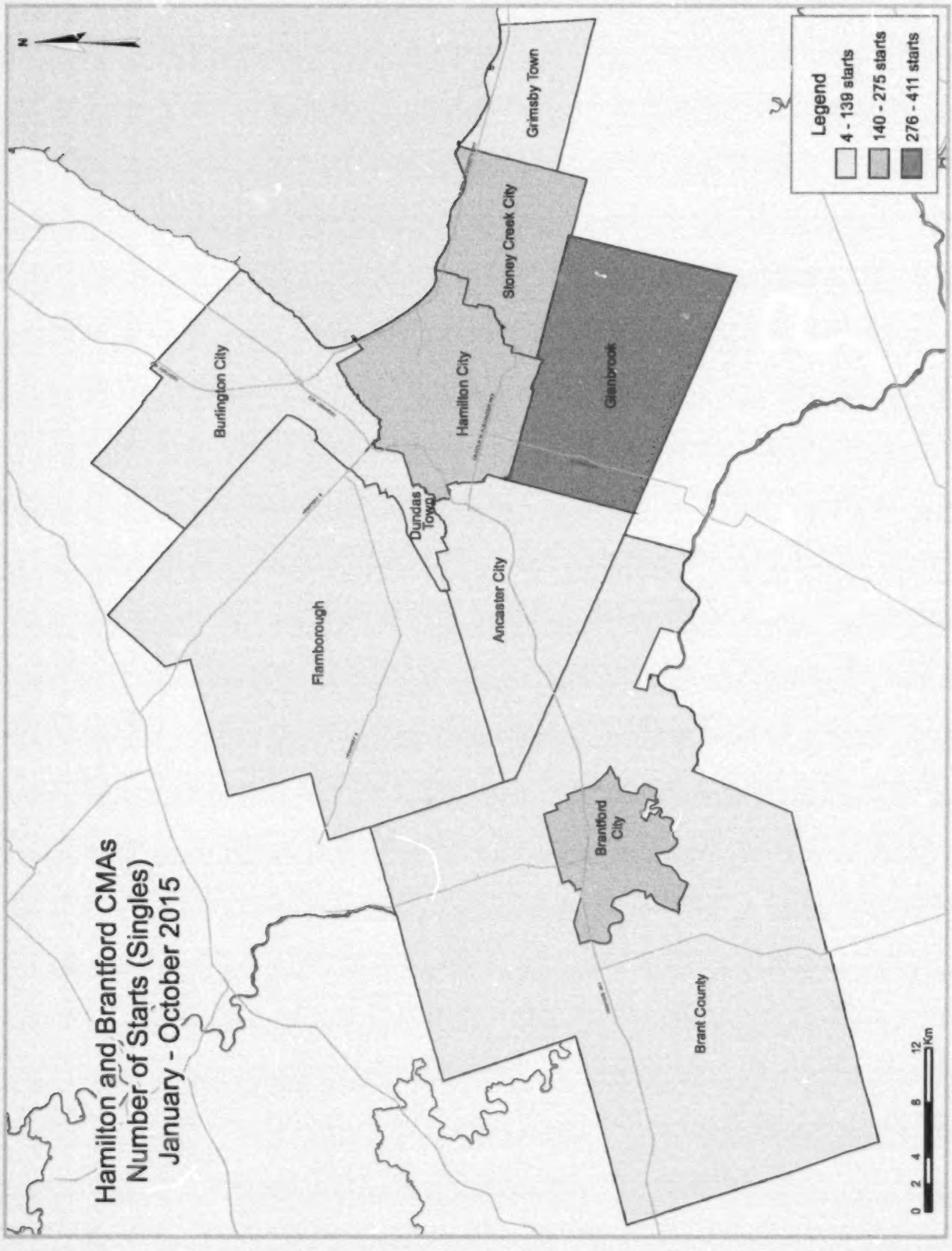
www.cmhc.ca/observer

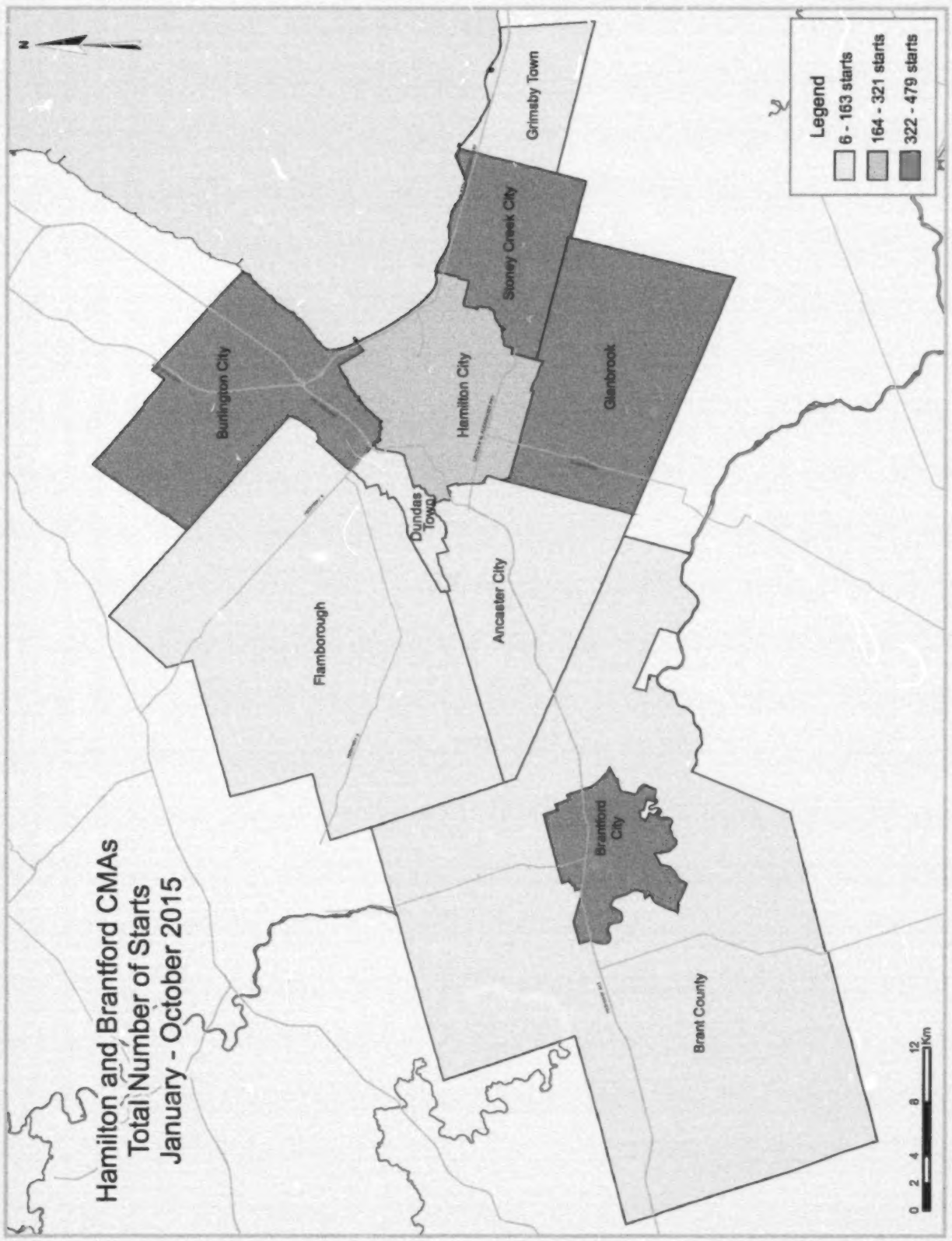

Hamilton and Brantford CMAs
Number of Starts (Multiples)
October 2015
N
Legend
No starts
5 - 53 starts
54 - 101 starts
102 - 150 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
October 2015
N
Legend
1 - 25 starts
26 - 50 starts
51 - 75 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
October 2015
N
Legend
1 - 55 starts
56 - 109 starts
110 - 164 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - October 2015
N
Legend
No starts
2 - 96 starts
97 - 190 starts
191 - 284 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - October 2015
N
Legend
4 - 139 starts
140 - 275 starts
276 - 411 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - October 2015
N
Legend
6 - 163 starts
164 - 321 starts
322 - 479 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) October 2015		
Hamilton CMA[1]	September2015	October 2015
Trend[2]	2,065	2,578
SAAR	1,886	4,296
	October 2014	October 2015
Actual		
October - Single-Detached	75	113
October - Multiples	95	232
October - Total	170	345
January to October - Single-Detached	961	1,007
January to October - Multiples	1,466	674
January to October - Total	2,427	1,681

Table 1b: Housing Starts (SAAR and Trend) October 2015		
Brantford CMA[1]	September2015	October 2015
Trend[2]	896	880
SAAR	687	593
	October 2014	October 2015
Actual		
October - Single-Detached	22	25
October - Multiples	-	28
October - Total	22	53
January to October - Single-Detached	200	248
January to October - Multiples	104	336
January to October - Total	304	584

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2015	113	2	80	0	0	150	0	0	345
October 2014	75	10	81	0	0	0	0	4	170
% Change	50.7	-80.0	-1.2	n/a	n/a	n/a	n/a	-100.0	102.9
Year-to-date 2015	1,005	20	360	2	44	248	2	0	1,681
Year-to-date 2014	955	86	701	6	219	336	0	124	2,427
% Change	5.2	-76.7	-48.6	-66.7	-79.9	-26.2	n/a	-100.0	-30.7
UNDER CONSTRUCTION									
October 2015	725	18	356	1	45	455	146	279	2,025
October 2014	806	98	694	1	285	501	182	444	3,011
% Change	-10.0	-81.6	-48.7	0.0	-84.2	-9.2	-19.8	-37.2	-32.7
COMPLETIONS									
October 2015	124	0	33	0	12	0	0	0	169
October 2014	69	0	4	1	0	232	0	37	343
% Change	79.7	n/a	**	-100.0	n/a	-100.0	n/a	-100.0	-50.7
Year-to-date 2015	946	102	614	5	207	301	38	160	2,373
Year-to-date 2014	768	72	309	15	229	518	0	39	1,950
% Change	23.2	41.7	98.7	-66.7	-9.6	-41.9	n/a	**	21.7
COMPLETED & NOT ABSORBED									
October 2015	107	1	88	0	42	73	n/a	n/a	311
October 2014	61	1	12	2	5	0	n/a	n/a	81
% Change	75.4	0.0	**	-100.0	**	n/a	n/a	n/a	**
ABSORBED									
October 2015	101	0	57	0	25	0	n/a	n/a	183
October 2014	67	0	6	1	0	232	n/a	n/a	306
% Change	50.7	n/a	**	-100.0	n/a	-100.0	n/a	n/a	-40.2
Year-to-date 2015	902	102	537	7	170	231	n/a	n/a	1,949
Year-to-date 2014	778	77	300	15	231	518	n/a	n/a	1,919
% Change	15.9	32.5	79.0	-53.3	-26.4	-55.4	n/a	n/a	1.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2015	25	0	28	0	0	0	0	0	53
October 2014	22	0	0	0	0	0	0	0	22
% Change	13.6	n/a	n/a	n/a	n/a	n/a	n/a	n/a	140.9
Year-to-date 2015	247	12	159	1	12	0	0	153	584
Year-to-date 2014	188	2	16	12	48	0	8	30	304
% Change	31.4	**	**	-91.7	-75.0	n/a	-100.0	**	92.1
UNDER CONSTRUCTION									
October 2015	140	14	122	0	24	0	8	153	461
October 2014	131	6	22	10	72	0	3	30	274
% Change	6.9	133.3	**	-100.0	-66.7	n/a	166.7	**	68.2
COMPLETIONS									
October 2015	22	0	0	0	0	0	0	0	22
October 2014	36	0	5	0	0	0	0	0	41
% Change	-38.9	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	-46.3
Year-to-date 2015	251	2	38	6	30	0	3	58	388
Year-to-date 2014	220	6	23	2	38	0	6	0	295
% Change	14.1	-66.7	65.2	200.0	-21.1	n/a	-50.0	n/a	31.5
COMPLETED & NOT ABSORBED									
October 2015	22	2	5	0	10	0	n/a	n/a	39
October 2014	38	0	0	0	7	0	n/a	n/a	45
% Change	-42.1	n/a	n/a	n/a	42.9	n/a	n/a	n/a	-13.3
ABSORBED									
October 2015	21	0	0	0	0	0	n/a	n/a	51
October 2014	17	0	5	0	2	0	n/a	n/a	24
% Change	23.5	n/a	-100.0	n/a	-100.0	n/a	n/a	n/a	112.5
Year-to-date 2015	255	0	33	7	30	0	n/a	n/a	382
Year-to-date 2014	208	6	39	2	45	0	n/a	n/a	307
% Change	22.6	-100.0	-15.4	**	-33.3	n/a	n/a	n/a	24.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total[a]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
October 2015	98	2	80	0	0	0	0	0	180
October 2014	62	10	66	0	0	0	0	0	138
Former Hamilton City									
October 2015	11	2	31	0	0	0	0	0	44
October 2014	10	10	0	0	0	0	0	0	20
Stoney Creek City									
October 2015	3	0	5	0	0	0	0	0	8
October 2014	11	0	13	0	0	0	0	0	24
Ancaster City									
October 2015	7	0	10	0	0	0	0	0	17
October 2014	11	0	6	0	0	0	0	0	17
Dundas Town									
October 2015	1	0	0	0	0	0	0	0	1
October 2014	1	0	0	0	0	0	0	0	1
Flamborough									
October 2015	1	0	0	0	0	0	0	0	1
October 2014	25	0	47	0	0	0	0	0	72
Glanbrook									
October 2015	75	0	34	0	0	0	0	0	109
October 2014	4	0	0	0	0	0	0	0	4
City of Burlington									
October 2015	14	0	0	0	0	150	0	0	164
October 2014	3	0	15	0	0	0	0	0	18
Grimsby									
October 2015	1	0	0	0	0	0	0	0	1
October 2014	10	0	0	0	0	0	0	4	14
Hamilton CMA									
October 2015	113	2	80	0	0	150	0	0	345
October 2014	75	10	81	0	0	0	0	4	170
Brant County									
October 2015	8	0	0	0	0	0	0	0	8
October 2014	5	0	0	0	0	0	0	0	5
Brantford City									
October 2015	17	0	28	0	0	0	0	0	45
October 2014	17	0	0	0	0	0	0	0	17
Brantford CMA									
October 2015	25	0	28	0	0	0	0	0	53
October 2014	22	0	0	0	0	0	0	0	22

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
October 2015	605	14	330	0	6	172	146	120	1,393
October 2014	656	94	509	0	202	386	182	170	2,199
Former Hamilton City									
October 2015	102	10	62	0	0	172	132	120	598
October 2014	154	60	42	0	38	280	168	170	912
Stoney Creek City									
October 2015	111	0	120	0	6	0	14	0	251
October 2014	189	34	116	0	54	64	14	0	471
Ancaster City									
October 2015	52	0	40	0	0	0	0	0	92
October 2014	124	0	36	0	0	39	0	0	199
Dundas Town									
October 2015	4	2	0	0	0	0	0	0	6
October 2014	7	0	0	0	0	0	0	0	7
Flamborough									
October 2015	20	0	21	0	0	0	0	0	41
October 2014	59	0	130	0	31	3	0	0	223
Glanbrook									
October 2015	316	2	87	0	0	0	0	0	405
October 2014	123	0	185	0	79	0	0	0	387
City of Burlington									
October 2015	81	4	26	0	39	283	0	155	588
October 2014	69	4	42	0	64	82	0	270	531
Grimsby									
October 2015	39	0	0	1	0	0	0	4	44
October 2014	81	0	143	1	19	33	0	4	281
Hamilton CMA									
October 2015	725	18	356	1	45	455	146	279	2,025
October 2014	806	98	694	1	285	501	182	444	3,011
Brant County									
October 2015	52	12	26	0	0	0	8	0	98
October 2014	64	4	0	10	25	0	0	0	103
Brantford City									
October 2015	88	2	96	0	24	0	0	153	363
October 2014	67	2	22	0	47	0	3	30	171
Brantford CMA									
October 2015	140	14	122	0	24	0	8	153	461
October 2014	131	6	22	10	72	0	3	30	274

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
October 2015	111	0	28	0	12	0	0	0	151
October 2014	16	0	4	0	0	0	0	0	20
Former Hamilton City									
October 2015	30	0	0	0	0	0	0	0	30
October 2014	1	0	0	0	0	0	0	0	1
Stoney Creek City									
October 2015	29	0	0	0	5	0	0	0	34
October 2014	11	0	0	0	0	0	0	0	11
Ancaster City									
October 2015	8	0	6	0	0	0	0	0	14
October 2014	3	0	0	0	0	0	0	0	3
Dundas Town									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	0	0	0	0	0	0	0	0	0
Flamborough									
October 2015	0	0	16	0	0	0	0	0	16
October 2014	0	0	0	0	0	0	0	0	0
Glanbrook									
October 2015	44	0	6	0	7	0	0	0	57
October 2014	1	0	4	0	0	0	0	0	5
City of Burlington									
October 2015	13	0	5	0	0	0	0	0	18
October 2014	4	0	0	0	0	232	0	37	273
Grimsby									
October 2015	0	0	0	0	0	0	0	0	0
October 2014	49	0	0	1	0	0	0	0	50
Hamilton CMA									
October 2015	124	0	33	0	12	0	0	0	169
October 2014	69	0	4	1	0	232	0	37	343
Brant County									
October 2015	5	0	0	0	0	0	0	0	5
October 2014	13	0	0	0	0	0	0	0	13
Brantford City									
October 2015	17	0	0	0	0	0	0	0	17
October 2014	23	0	5	0	0	0	0	0	28
Brantford CMA									
October 2015	22	0	0	0	0	0	0	0	22
October 2014	36	0	5	0	0	0	0	0	41

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
October 2015	95	0	63	0	42	15	n/a	n/a	215
October 2014	49	1	3	0	5	0	n/a	n/a	58
Former Hamilton City									
October 2015	14	0	2	0	0	12	n/a	n/a	28
October 2014	5	0	1	0	0	0	n/a	n/a	6
Stoney Creek City									
October 2015	36	0	37	0	28	0	n/a	n/a	101
October 2014	9	1	0	0	0	0	n/a	n/a	10
Ancaster City									
October 2015	11	0	6	0	0	0	n/a	n/a	17
October 2014	13	0	0	0	0	0	n/a	n/a	13
Dundas Town									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
October 2015	1	0	0	0	0	3	n/a	n/a	4
October 2014	1	0	0	0	0	0	n/a	n/a	1
Glanbrook									
October 2015	33	0	18	0	14	0	n/a	n/a	65
October 2014	21	0	2	0	5	0	n/a	n/a	28
City of Burlington									
October 2015	10	1	0	0	0	58	n/a	n/a	69
October 2014	8	0	0	0	0	0	n/a	n/a	8
Grimsby									
October 2015	2	0	25	0	0	0	n/a	n/a	27
October 2014	4	0	9	2	0	0	n/a	n/a	15
Hamilton CMA									
October 2015	107	1	88	0	42	73	n/a	n/a	311
October 2014	61	1	12	2	5	0	n/a	n/a	81
Brant County									
October 2015	6	0	0	0	1	0	n/a	n/a	7
October 2014	12	0	0	0	0	0	n/a	n/a	12
Brantford City									
October 2015	16	2	5	0	9	0	n/a	n/a	32
October 2014	26	0	0	0	7	0	n/a	n/a	33
Brantford CMA									
October 2015	22	2	5	0	10	0	n/a	n/a	39
October 2014	38	0	0	0	7	0	n/a	n/a	45

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
October 2015	88	0	52	0	25	0	n/a	n/a	165
October 2014	12	0	3	0	0	0	n/a	n/a	15
Former Hamilton City									
October 2015	24	0	0	0	0	0	n/a	n/a	24
October 2014	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
October 2015	21	0	29	0	15	0	n/a	n/a	65
October 2014	12	0	0	0	0	0	n/a	n/a	12
Ancaster City									
October 2015	9	0	0	0	0	0	n/a	n/a	9
October 2014	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
October 2015	0	0	16	0	0	0	n/a	n/a	16
October 2014	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
October 2015	34	0	7	0	10	0	n/a	n/a	51
October 2014	0	0	3	0	0	0	n/a	n/a	3
City of Burlington									
October 2015	13	0	5	0	0	0	n/a	n/a	18
October 2014	4	0	0	0	0	232	n/a	n/a	236
Grimsby									
October 2015	0	0	0	0	0	0	n/a	n/a	0
October 2014	51	0	3	1	0	0	n/a	n/a	55
Hamilton CMA									
October 2015	101	0	57	0	25	0	n/a	n/a	183
October 2014	67	0	6	1	0	232	n/a	n/a	306
Brant County									
October 2015	3	0	0	0	0	0	n/a	n/a	3
October 2014	8	0	0	0	1	0	n/a	n/a	9
Brantford City									
October 2015	18	0	0	0	0	0	n/a	n/a	18
October 2014	9	0	5	0	1	0	n/a	n/a	15
Brantford CMA									
October 2015	21	0	0	0	0	0	n/a	n/a	21
October 2014	17	0	5	0	2	0	n/a	n/a	24

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2005 - 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,143	110	825	10	240	378	0	126	2,832
% Change	-0.6	12.2	91.9	11.1	-22.6	11.5	-100.0	-64.9	4.5
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	263	2	16	15	52	0	8	60	416
% Change	0.8	-80.0	-80.7	n/a	23.8	n/a	n/a	n/a	5.1
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Hamilton CMA	113	75	2	10	61	81	169	4	345	170	102.9
City of Hamilton	98	62	2	10	61	66	19	0	180	138	30.4
Former Hamilton City	11	10	2	10	12	0	19	0	44	20	120.0
Stoney Creek City	3	11	0	0	5	13	0	0	8	24	-66.7
Ancaster City	7	11	0	0	10	6	0	0	17	17	0.0
Dundas Town	1	1	0	0	0	0	0	0	1	1	0.0
Flamborough	1	25	0	0	0	47	0	0	1	72	-98.6
Glanbrook	75	4	0	0	34	0	0	0	109	4	**
City of Burlington	14	3	0	0	0	15	150	0	164	18	**
Grimsby	1	10	0	0	0	0	0	4	1	14	-92.9
Brantford CMA	25	22	0	0	28	0	0	0	53	22	140.9
Brant County	8	5	0	0	0	0	0	0	8	5	60.0
Brantford City	17	17	0	0	28	0	0	0	45	17	164.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Hamilton CMA	1,007	961	22	86	385	920	267	460	1,681	2,427	-30.7
City of Hamilton	896	771	18	86	342	646	30	345	1,286	1,848	-30.4
Former Hamilton City	174	185	12	50	43	65	30	281	259	581	-55.4
Stoney Creek City	210	228	2	34	156	164	0	64	368	490	-24.9
Ancaster City	70	145	0	0	46	36	0	0	116	181	-35.9
Dundas Town	4	4	2	0	0	0	0	0	6	4	50.0
Flamborough	27	52	0	0	31	161	0	0	58	213	-72.8
Glanbrook	411	157	2	2	66	220	0	0	479	379	26.4
City of Burlington	70	50	4	0	43	96	237	78	354	224	58.0
Grimsby	41	140	0	0	0	178	0	37	41	355	-88.5
Brantford CMA	248	200	12	2	171	72	153	30	584	304	92.1
Brant County	70	98	10	2	52	29	0	0	132	129	2.3
Brantford City	178	102	2	0	119	43	153	30	452	175	158.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Hamilton CMA	61	81	0	0	169	0	0	4
City of Hamilton	61	66	0	0	19	0	0	0
Former Hamilton City	12	0	0	0	19	0	0	0
Stoney Creek City	5	13	0	0	0	0	0	0
Ancaster City	10	6	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	47	0	0	0	0	0	0
Glanbrook	34	0	0	0	0	0	0	0
City of Burlington	0	15	0	0	150	0	0	0
Grimsby	0	0	0	0	0	0	0	4
Brantford CMA	28	0	0	0	0	0	0	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	28	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	385	920	0	0	267	336	0	124
City of Hamilton	342	646	0	0	30	225	0	120
Former Hamilton City	43	65	0	0	30	161	0	120
Stoney Creek City	156	164	0	0	0	64	0	0
Ancaster City	46	36	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	31	161	0	0	0	0	0	0
Glanbrook	66	220	0	0	0	0	0	0
City of Burlington	43	96	0	0	237	78	0	0
Grimsby	0	178	0	0	0	33	0	4
Brantford CMA	171	64	0	8	0	0	153	30
Brant County	52	29	0	0	0	0	0	0
Brantford City	119	35	0	8	0	0	153	30

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Hamilton CMA	195	166	150	0	0	4	345	170
City of Hamilton	180	138	0	0	0	0	180	138
Former Hamilton City	44	20	0	0	0	0	44	20
Stoney Creek City	8	24	0	0	0	0	8	24
Ancaster City	17	17	0	0	0	0	17	17
Dundas Town	1	1	0	0	0	0	1	1
Flamborough	1	72	0	0	0	0	1	72
Glanbrook	109	4	0	0	0	0	109	4
City of Burlington	14	18	150	0	0	0	164	18
Grimsby	1	10	0	0	0	4	1	14
Brantford CMA	53	22	0	0	0	0	53	22
Brant County	8	5	0	0	0	0	8	5
Brantford City	45	17	0	0	0	0	45	17

Table 2.5: Starts by Submarket and by Intended Market
January - October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	1,385	1,742	294	561	2	124	1,681	2,427
City of Hamilton	1,254	1,370	30	358	2	120	1,286	1,848
Former Hamilton City	246	300	11	161	2	120	259	581
Stoney Creek City	349	378	19	112	0	0	368	490
Ancaster City	116	181	0	0	0	0	116	181
Dundas Town	6	4	0	0	0	0	6	4
Flamborough	58	182	0	31	0	0	58	213
Glanbrook	479	325	0	54	0	0	479	379
City of Burlington	92	91	262	133	0	0	354	224
Grimsby	39	281	2	70	0	4	41	355
Brantford CMA	418	206	13	60	153	38	584	304
Brant County	131	88	1	41	0	0	132	129
Brantford City	287	118	12	19	153	38	452	175

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Hamilton CMA	124	70	0	0	45	4	0	269	169	343	-50.7
City of Hamilton	111	16	0	0	40	4	0	0	151	20	**
Former Hamilton City	30	1	0	0	0	0	0	0	30	1	**
Stoney Creek City	29	11	0	0	5	0	0	0	34	11	**
Ancaster City	8	3	0	0	6	0	0	0	14	3	**
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	0	0	0	0	16	0	0	0	16	0	n/a
Glanbrook	44	1	0	0	13	4	0	0	57	5	**
City of Burlington	13	4	0	0	5	0	0	269	18	273	-93.4
Grimsby	0	50	0	0	0	0	0	0	0	50	-100.0
Brantford CMA	22	36	0	0	0	5	0	0	22	41	-46.3
Brant County	5	13	0	0	0	0	0	0	5	13	-61.5
Brantford City	17	23	0	0	0	5	0	0	17	28	-39.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Hamilton CMA	951	783	104	72	857	532	461	563	2,373	1,950	21.7
City of Hamilton	777	628	102	64	627	324	225	84	1,731	1,100	57.4
Former Hamilton City	167	152	56	22	66	46	121	76	410	296	38.5
Stoney Creek City	261	98	42	34	261	42	65	0	629	174	**
Ancaster City	89	162	0	0	48	32	39	6	176	200	-12.0
Dundas Town	3	4	0	0	0	0	0	0	3	4	-25.0
Flamborough	89	42	4	6	98	24	0	2	191	74	158.1
Glanbrook	168	170	0	2	154	180	0	0	322	352	-8.5
City of Burlington	97	68	2	8	74	77	203	479	376	632	-40.5
Grimsby	77	87	0	0	156	131	33	0	266	218	22.0
Brantford CMA	257	223	2	6	71	66	58	0	388	295	31.5
Brant County	74	90	0	0	20	21	0	0	94	111	-15.3
Brantford City	183	133	2	6	51	45	58	0	294	184	59.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Hamilton CMA	45	4	0	0	0	232	0	37
City of Hamilton	40	4	0	0	0	0	0	0
Former Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	5	0	0	0	0	0	0	0
Ancaster City	6	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	16	0	0	0	0	0	0	0
Glanbrook	13	4	0	0	0	0	0	0
City of Burlington	5	0	0	0	0	232	0	37
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	0	5	0	0	0	0	0	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	0	5	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	821	532	36	0	301	524	160	39
City of Hamilton	591	324	36	0	213	82	12	2
Former Hamilton City	30	46	36	0	119	76	2	0
Stoney Creek City	261	42	0	0	55	0	10	0
Ancaster City	48	32	0	0	39	6	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	98	24	0	0	0	0	0	2
Glanbrook	154	180	0	0	0	0	0	0
City of Burlington	74	77	0	0	88	442	115	37
Grimsby	156	131	0	0	0	0	33	0
Brantford CMA	68	61	3	5	0	0	58	0
Brant County	20	21	0	0	0	0	0	0
Brantford City	48	40	3	5	0	0	58	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Hamilton CMA	157	73	12	233	0	37	169	343
City of Hamilton	139	20	12	0	0	0	151	20
Former Hamilton City	30	1	0	0	0	0	30	1
Stoney Creek City	29	11	5	0	0	0	34	11
Ancaster City	14	3	0	0	0	0	14	3
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	16	0	0	0	0	0	16	0
Glanbrook	50	5	7	0	0	0	57	5
City of Burlington	18	4	0	232	0	37	18	273
Grimsby	0	49	0	1	0	0	0	50
Brantford CMA	22	41	0	0	0	0	22	41
Brant County	5	13	0	0	0	0	5	13
Brantford City	17	28	0	0	0	0	17	28

Table 3.5: Completions by Submarket and by Intended Market
January - October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	1,662	1,149	513	762	198	39	2,373	1,950
City of Hamilton	1,320	930	361	168	50	2	1,731	1,100
Former Hamilton City	237	199	133	97	40	0	410	296
Stoney Creek City	497	166	122	8	10	0	629	174
Ancaster City	137	198	39	2	0	0	176	200
Dundas Town	3	4	0	0	0	0	3	4
Flamborough	188	60	3	12	0	2	191	74
Glanbrook	258	303	64	49	0	0	322	352
City of Burlington	133	91	128	504	115	37	376	632
Grimsby	209	128	24	90	33	0	266	218
Brantford CMA	291	249	36	40	61	6	388	295
Brant County	84	91	10	20	0	0	94	111
Brantford City	207	158	26	20	61	6	294	184

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
October 2015	6	6.8	15	17.0	17	19.3	17	19.3	33	37.5	88	482,500	481,291
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	667,755
Year-to-date 2015	71	9.8	128	17.7	78	10.8	181	25.0	265	36.7	723	480,000	495,579
Year-to-date 2014	64	10.3	64	10.3	127	20.4	126	20.3	241	38.7	622	475,000	495,738
Former Hamilton City													
October 2015	1	4.2	2	8.3	10	41.7	6	25.0	5	20.8	24	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	19	12.3	26	16.8	24	15.5	59	38.1	27	17.4	155	-	-
Year-to-date 2014	7	4.6	25	16.4	60	39.5	26	17.1	34	22.4	152	-	455,450
Stoney Creek City													
October 2015	2	9.5	3	14.3	0	0.0	4	19.0	12	57.1	21	-	496,341
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	595,580
Year-to-date 2015	16	6.9	35	15.2	17	7.4	47	20.3	116	50.2	231	490,000	512,473
Year-to-date 2014	8	7.3	7	6.4	13	11.9	8	7.3	73	67.0	109	-	482,079
Ancaster City													
October 2015	0	0.0	1	11.1	0	0.0	2	22.2	6	66.7	9	-	623,200
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	4	4.4	1	1.1	3	3.3	16	17.6	67	73.6	91	555,000	636,691
Year-to-date 2014	2	1.3	12	7.5	21	13.2	38	23.9	86	54.1	159	-	532,258
Dundas Town													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2014	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	-
Flamborough													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	14	15.4	33	36.3	3	3.3	24	26.4	17	18.7	91	-	352,007
Year-to-date 2014	3	8.1	2	5.4	0	0.0	8	21.6	24	64.9	37	-	496,693
Glanbrook													
October 2015	3	8.8	9	26.5	7	20.6	5	14.7	10	29.4	34	-	448,607
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	18	11.8	33	21.7	31	20.4	34	22.4	36	23.7	152	-	450,302
Year-to-date 2014	44	27.3	18	11.2	32	19.9	46	28.6	21	13.0	161	-	403,900
City of Burlington													
October 2015	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	640,000	802,228
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	1,750,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	93	100.0	93	640,000	1,266,896
Year-to-date 2014	1	1.5	1	1.5	0	0.0	0	0.0	66	97.1	68	717,500	1,472,395
Grimsby													
October 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2014	0	0.0	1	1.9	17	32.7	17	32.7	17	32.7	52	480,000	484,908
Year-to-date 2015	9	10.2	22	25.0	21	23.9	17	19.3	19	21.6	88	-	440,289
Year-to-date 2014	3	3.6	5	6.0	24	28.6	26	31.0	26	31.0	84	475,000	474,066

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
October 2015	6	5.9	15	14.9	17	16.8	17	16.8	46	45.5	101	495,000	522,600
October 2014	0	0.0	1	1.5	17	25.4	17	25.4	32	47.8	67	495,000	590,455
Year-to-date 2015	80	8.8	150	16.6	99	11.0	198	21.9	377	41.7	904	490,000	564,330
Year-to-date 2014	68	8.8	70	9.0	151	19.5	152	19.6	333	43.0	774	485,000	562,436

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
October 2015	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
October 2014	4	50.0	1	12.5	0	0.0	1	12.5	2	25.0	8	--	--
Year-to-date 2015	9	11.4	6	7.6	11	13.9	10	12.7	43	54.4	79	550,000	531,905
Year-to-date 2014	15	17.9	11	13.1	7	8.3	9	10.7	42	50.0	84	565,000	514,491
Brantford City													
October 2015	2	11.1	4	22.2	4	22.2	7	38.9	1	5.6	18	-	-
October 2014	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2015	49	27.2	43	23.9	31	17.2	36	20.0	21	11.7	180	400,000	401,860
Year-to-date 2014	55	43.7	65	51.6	3	2.4	1	0.8	2	1.6	126	367,500	339,617
Brantford CMA													
October 2015	2	9.5	4	19.0	5	23.8	8	38.1	2	9.5	21	440,000	437,089
October 2014	12	70.6	2	11.8	0	0.0	1	5.9	2	11.8	17	275,000	315,939
Year-to-date 2015	58	22.4	49	18.9	42	16.2	46	17.8	64	24.7	259	425,000	442,878
Year-to-date 2014	70	33.3	76	36.2	10	4.8	10	4.8	44	21.0	210	380,000	410,619

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2015

Submarket	Oct 2015	Oct 2014	% Change	YTD 2015	YTD 2014	% Change
Hamilton CMA	522,600	590,455	-11.5	564,330	562,436	0.3
City of Hamilton	481,291	667,755	-27.9	495,579	495,738	0.0
Former Hamilton City	--	--	n/a	--	455,450	n/a
Stoney Creek City	496,341	--	n/a	512,473	482,079	6.3
Ancaster City	--	--	n/a	636,691	532,258	19.6
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	--	n/a	352,007	496,693	-29.1
Glanbrook	448,607	--	n/a	450,302	403,900	11.5
City of Burlington	802,228	--	n/a	1,266,896	1,472,395	-14.0
Grimsby	--	484,908	n/a	440,289	474,066	-7.1
Brantford CMA	437,089	315,939	38.3	442,878	410,619	7.9
Brant County	--	--	n/a	531,905	514,491	3.4
Brantford City	--	--	n/a	401,860	339,617	18.3

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton October 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	742	3.2	1,108	1,349	1,555	71.3	386,451	10.4	395,530
	February	922	1.1	1,071	1,306	1,506	71.1	398,239	6.1	392,760
	March	1,215	8.4	1,133	1,731	1,523	74.4	410,553	5.8	403,992
	April	1,427	-2.0	1,149	2,089	1,641	70.0	414,736	9.3	399,262
	May	1,605	4.2	1,230	2,309	1,730	71.1	406,007	-2.6	394,000
	June	1,525	16.1	1,230	2,077	1,698	72.4	409,195	4.8	401,202
	July	1,496	20.9	1,266	1,808	1,655	76.5	412,694	7.7	410,200
	August	1,164	1.1	1,224	1,447	1,628	75.2	397,938	5.8	404,566
	September	1,227	6.3	1,234	1,881	1,614	76.5	411,699	5.4	412,158
	October	1,208	4.4	1,210	1,669	1,682	71.9	420,565	9.4	421,127
	November	1,051	2.8	1,281	1,155	1,620	79.1	398,590	8.0	404,823
	December	742	7.7	1,189	604	1,575	75.5	387,922	4.6	414,972
2015	January	685	-7.7	1,104	1,328	1,565	70.5	417,700	8.1	427,753
	February	1,041	12.9	1,205	1,339	1,603	75.2	437,386	9.8	430,737
	March	1,342	10.5	1,221	2,009	1,709	71.4	443,706	8.1	433,079
	April	1,642	15.1	1,308	2,225	1,735	75.4	448,007	8.0	431,450
	May	1,752	9.2	1,372	2,433	1,799	76.3	447,019	10.1	434,382
	June	1,985	30.2	1,482	2,340	1,779	83.3	449,945	10.0	439,550
	July	1,564	4.5	1,344	1,835	1,758	76.5	434,730	5.3	434,554
	August	1,251	7.5	1,326	1,687	1,846	71.8	464,101	16.6	471,581
	September	1,319	7.5	1,348	1,949	1,705	79.1	449,233	9.1	447,978
	October	1,363	12.8	1,438	1,678	1,748	82.3	436,562	3.8	435,581
	November									
	December									
	Q3 2014	3,887	9.7		5,136			407,961	6.4	
	Q3 2015	4,134	6.4		5,471			448,245	9.9	
	YTD 2014	12,531	6.6		17,666			408,110	5.7	
	YTD 2015	13,944	11.3		18,823			444,415	8.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford October 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	97	-17.8	145	193	221	65.6	245,837	-10.4	245,837
	February	110	-30.4	125	166	206	60.7	254,870	5.3	254,870
	March	161	-6.9	151	249	235	64.3	275,975	7.1	275,975
	April	168	-21.1	156	297	245	63.7	277,189	2.4	277,189
	May	218	-7.6	178	323	254	70.1	276,995	5.3	276,995
	June	244	-0.4	196	278	246	79.7	254,012	-3.0	254,012
	July	247	35.0	217	318	264	82.2	286,415	14.3	286,415
	August	193	12.2	192	261	275	69.8	264,296	-4.5	264,296
	September	190	9.8	179	270	233	76.8	262,552	1.3	262,552
	October	178	3.5	178	237	240	74.2	299,147	9.7	299,147
	November	162	6.6	188	182	239	78.7	267,339	-1.8	267,339
	December	107	8.1	170	90	206	82.5	265,594	-9.2	265,594
2015	January	113	16.5	177	186	222	79.7	263,357	7.1	263,357
	February	151	37.3	170	191	248	68.5	285,191	11.9	285,191
	March	200	24.2	185	342	305	60.7	266,681	-3.4	266,681
	April	272	61.9	244	304	245	99.6	301,925	8.9	301,925
	May	232	6.4	195	294	235	83.0	303,422	9.5	303,422
	June	249	2.0	194	308	245	79.2	312,515	23.0	312,515
	July	244	-1.2	206	306	261	78.9	295,585	3.2	295,585
	August	225	16.6	218	274	270	80.7	299,185	13.2	299,185
	September	186	-2.1	185	271	243	76.1	280,629	6.9	280,629
	October	201	12.9	205	221	241	85.1	292,202	-2.3	292,202
	November									
	December									
	Q3 2014	630	19.3		849			272,442	4.0	
	Q3 2015	655	4.0		851			292,575	7.4	
	YTD 2014	1,806	-2.0		2,592			271,391	3.3	
	YTD 2015	2,073	14.8		2,697			292,746	7.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
October 2015

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	109.6	123.3	374.7	6.1	63.1	904
	February	595	3.14	5.24	110.0	124.6	378.9	6.0	63.6	896
	March	581	3.14	4.99	110.1	125.1	381.5	5.8	63.9	910
	April	570	3.14	4.79	110.3	125.9	382.9	6.1	64.3	920
	May	570	3.14	4.79	110.6	126.5	381.3	6.3	64.1	935
	June	570	3.14	4.79	111.3	126.9	381.8	6.5	64.3	942
	July	570	3.14	4.79	111.5	126.5	383.8	6.4	64.4	950
	August	570	3.14	4.79	111.8	126.5	385.8	6.1	64.6	949
	September	570	3.14	4.79	112.0	126.7	386.0	5.9	64.3	948
	October	570	3.14	4.79	112.4	126.8	385.2	5.4	63.9	930
	November	570	3.14	4.79	112.9	126.3	383.8	5.3	63.5	919
	December	570	3.14	4.79	113.4	125.4	380.4	5.4	63.0	911
2015	January	570	3.14	4.79	113.5	125.3	379	5.7	62.9	914
	February	567	2.89	4.74	113.4	126.2	377.1	5.6	62.5	917
	March	567	2.89	4.74	113.6	127.1	377.7	5.6	62.5	919
	April	561	2.89	4.64	113.6	126.9	379.8	5.2	62.6	923
	May	561	2.89	4.64	114.0	127.7	384.7	5.1	63.2	928
	June	561	2.89	4.64	114.4	128.2	387.4	5.2	63.7	928
	July	561	2.89	4.64	115.1	128.4	392.1	5.3	64.5	941
	August	561	2.89	4.64	116.0	128.0	392.9	5.2	64.4	945
	September	561	2.89	4.64	116.1	127.8	392.1	5.3	64.3	956
	October	561	2.89	4.64		127.9	386.6	5.5	63.5	947
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
October 2015

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.5	123.3	67.7	5.8	65.0	829
	February	595	3.14	5.24	117.9	124.6	67.2	7.1	65.3	835
	March	581	3.14	4.99	117.9	125.1	68.0	7.5	66.3	830
	April	570	3.14	4.79	118.4	125.9	68.6	7.3	66.8	831
	May	570	3.14	4.79	118.4	126.5	69.3	7.1	67.3	836
	June	570	3.14	4.79	118.8	126.9	69.0	6.5	66.5	851
	July	570	3.14	4.79	118.7	126.5	68.8	6.3	66.1	856
	August	570	3.14	4.79	119.1	126.5	68.2	6.2	65.4	872
	September	570	3.14	4.79	119.3	126.7	67.7	6.9	65.5	888
	October	570	3.14	4.79	119.4	126.8	67.8	6.9	65.4	898
	November	570	3.14	4.79	119.6	126.3	68.7	6.5	66.0	887
	December	570	3.14	4.79	119.8	125.4	69.6	6.2	66.7	876
2015	January	570	3.14	4.79	119.7	125.3	71	6.0	67.5	858
	February	567	2.89	4.74	120.1	126.2	72.7	5.5	69.0	856
	March	567	2.89	4.74	120.3	127.1	74.1	5.4	70.2	854
	April	561	2.89	4.64	120.6	126.9	73.3	5.2	69.3	861
	May	561	2.89	4.64	121.0	127.7	70.5	5.7	67.0	863
	June	561	2.89	4.64	121.5	128.2	68.1	6.1	65.0	863
	July	561	2.89	4.64	121.9	128.4	67.4	7.0	64.8	866
	August	561	2.89	4.64	122.5	128.0	67.7	7.0	65.1	858
	September	561	2.89	4.64	122.7	127.8	67.7	6.4	64.6	867
	October	561	2.89	4.64		127.9	67.9	5.3	64.0	867
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube, LinkedIn and Facebook.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2015 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

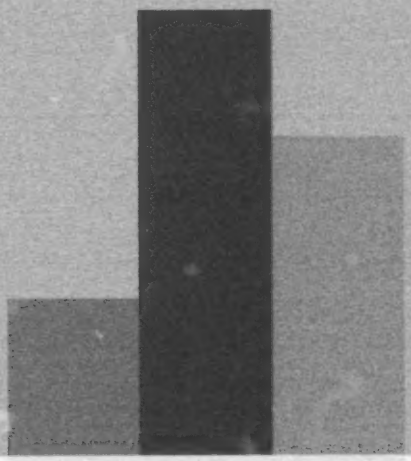
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

64227_2015_EN